



# STATISTICS

## YUKON REAL ESTATE SURVEY

Fourth Quarter, 2008

### 1 Value of Real Estate Transactions

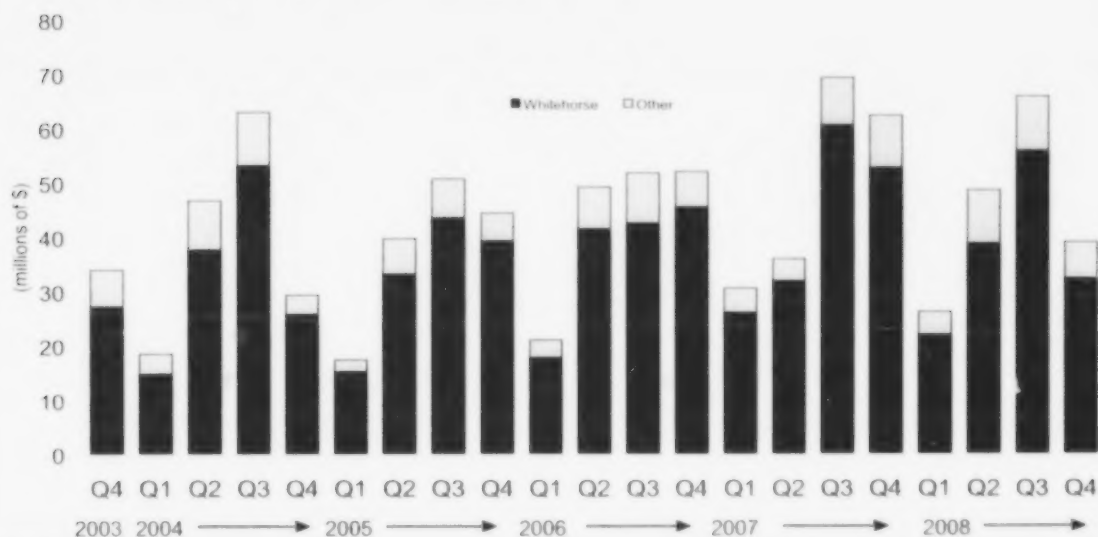
		Yukon	Whitehorse	Other
			(\$000)	
2008	Q4	39,042.7	32,271.3	6,771.4
	Q3	65,912.5	55,814.7	10,097.9
	Q2	48,643.0	38,686.7	9,956.3
	Q1	26,185.6	21,888.8	4,296.8
2007	Q4	62,410.0	52,731.6	9,678.4

Notes: Q1 = first quarter (January, February, March), Q2 = second quarter, etc.  
Numbers may not total due to rounding.

The total value of real estate transactions in the Yukon for the fourth quarter of 2008 was \$39,042,700. This is a decrease of \$23,367,300, or 37.4%, compared with the fourth quarter of 2007 which was \$62,410,000, the highest fourth quarter on record. The fourth quarter of 2008 was the lowest fourth quarter total since 2004.

On annual basis, real estate transactions in the Yukon for 2008 totalled \$179,783,800 compared to the record high annual total in 2007 of \$198,267,800. This represents a decrease of \$18,484,000, or 9.3%. Prior to the fourth quarter, the first three quarters of 2008 showed an increase of \$4,883,300, or 3.6%, over the same time period in 2007.

In Whitehorse, the value of transactions totalled \$148,661,500 in 2008, a decrease of \$22,396,300, or 13.1%, compared to 2007. In the rest of the Yukon, the value of real estate transactions in 2008 increased by \$3,912,500, or 14.4%, over 2007.



# 2

## Value and Type of Real Estate Transactions in Whitehorse

The value of real estate transactions in Whitehorse decreased \$20,460,300 or 38.8%, comparing the fourth quarter of 2008 (\$32,271,300) to the fourth quarter of 2007 (\$52,731,600).

	Total *	Single Houses	Family Lots <sup>1</sup>	Mobile Homes	Condos	Duplexes	Multiple-Residential	Commercial Property	Industrial Property
<b>Value of Real Estate Transactions (\$'000)</b>									
2008 Q4	32,271.3	19,370.3	650.0	959.0	5,582.6	2,688.3	x	x	917.1
Q3	55,814.7	39,246.9	x	4,455.0	5,532.4	5,300.3	x	0	0
Q2	38,686.7	28,468.2	888.6	2,540.9	1,727.5	2,768.0	x	x	x
Q1	21,888.8	14,424.3	1,069.0	1,493.0	2,680.3	940.0	x	x	777.3
2007 Q4	52,731.6	25,811.7	2,074.3	2,119.5	6,032.4	2,050.3	0	12,833.1	1,810.2

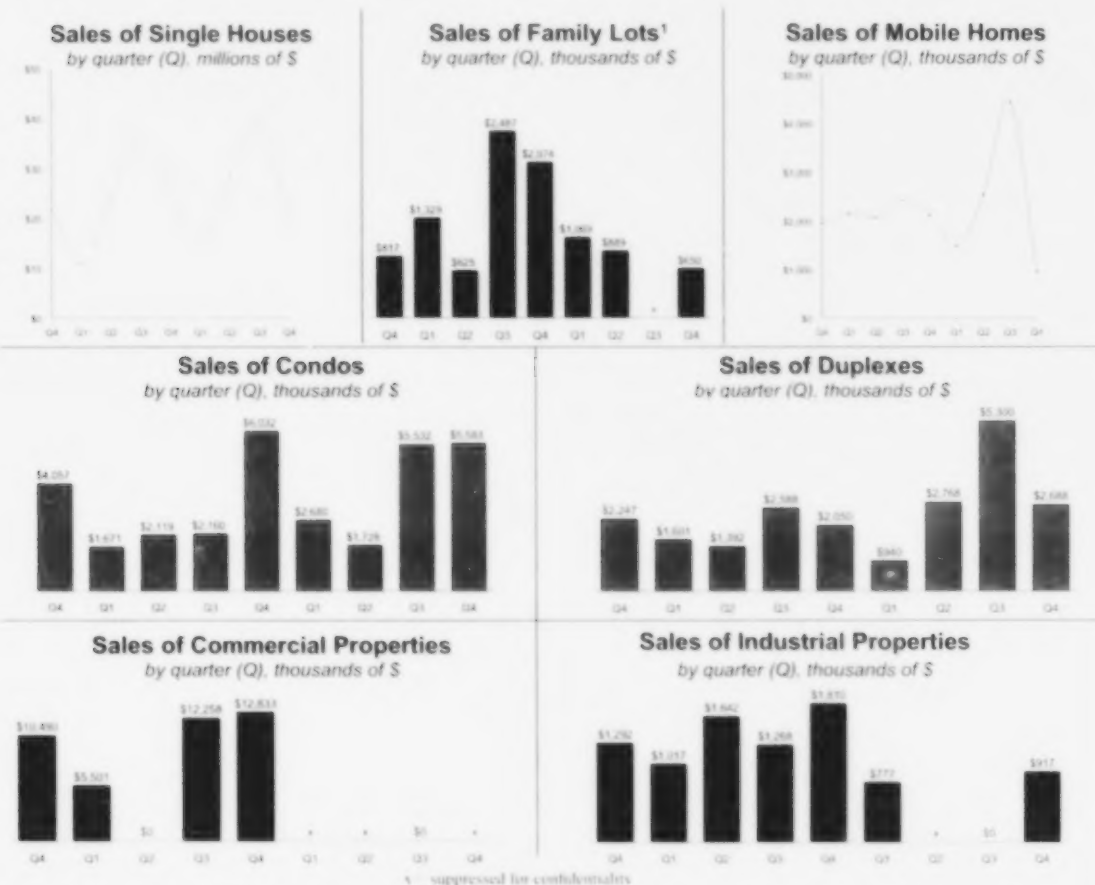
### Number of Real Estate Transactions

2008 Q4	115	60	4	5	24	12	x	x	5
Q3	189	119	x	23	22	22	x	0	0
Q2	128	85	6	13	7	12	x	x	x
Q1	90	48	11	7	13	4	x	x	5
2007 Q4	178	88	22	12	28	10	0	15	3

\* "Total" may include other transactions;

x = suppressed for confidentiality. Rows may not total due to rounding.

### Total Value of Whitehorse Property Sales, Q4 2006 to Q4 2008, by type of transaction



<sup>1</sup>The "Family Lots" category does not include the majority of lots purchased by contractors. For further explanation, contact the Yukon Bureau of Statistics.

# 3

## Value, Number and Average Price of Single House Sales in Whitehorse, by subdivision

		Total	Down- town	Riverdale	Porter Creek	Granger	Country Residential <sup>1</sup>	Copper Ridge <sup>2</sup>	Takhini	Other <sup>3</sup>
Value of Single House Sales		(\$000)								
2008	Q4	19,370.3	920.0	4,477.9	2,170.0	992.1	1,173.5	8,178.8	0.0	1,458.0
	Q3	39,246.9	1,979.8	8,002.2	5,145.0	2,866.1	5,627.8	13,733.8	x	x
	Q2	28,468.2	818.0	5,124.5	6,874.5	1,278.0	3,247.0	10,135.2	0.0	991.0
	Q1	14,424.3	x	1,696.5	3,046.5	1,247.0	951.0	5,598.3	x	1,001.0
2007	Q4	25,811.7	2,121.0	4,511.1	3,237.4	2,954.5	x	9,102.8	x	2,123.0
Number of Single House Sales		(no.)								
2008	Q4	60	3	15	7	3	3	24	0	5
	Q3	119	8	26	16	8	16	39	x	x
	Q2	85	3	16	22	4	9	28	0	3
	Q1	48	x	6	11	3	3	18	x	3
2007	Q4	88	10	17	12	9	x	27	x	8
Average Price of Single Houses Sold		(\$000)								
2008	Q4	322.8	306.7	298.5	310.0	330.7	391.2	340.8	0.0	291.6
	Q3	329.8	247.5	307.8	321.6	358.3	351.7	352.1	x	x
	Q2	334.9	272.7	320.3	312.5	319.5	360.8	362.0	0.0	330.3
	Q1	300.5	x	282.8	277.0	415.7	317.0	311.0	x	333.7
2007	Q4	293.3	212.1	265.4	269.8	328.3	x	337.1	x	265.4

<sup>1</sup> Country residential includes Wolf Creek, Pineridge, Mary Lake, MacPherson, Hidden Valley, etc.

<sup>2</sup> Includes Logan.

<sup>3</sup> "Other" includes house sales in Hillcrest, Crestview, Valleyview and Marwell.

x = suppressed for confidentiality. Rows may not total due to rounding.

- The average single house price (does not include duplexes, condos or mobile homes) in Whitehorse has increased \$29,500 or 10.1%, comparing the fourth quarter of 2007 (\$293,300) to the fourth quarter of 2008 (\$322,800). The average house price sold in Whitehorse reached \$334,900 in the second quarter of 2008, followed by two consecutive quarters of decline to the fourth quarter figure of \$322,500.
- A comparison of prices in the fourth quarter of 2007 with prices in the fourth quarter of 2008 shows that:
  - The average price of a house sold in Riverdale increased from \$265,400 to \$298,500, or 12.5%;
  - The average price of a house sold in Porter Creek increased from \$269,800 to \$310,000, or 14.9%;
  - The average price of a house sold in Copper Ridge<sup>2</sup> increased from \$337,100 to \$340,800, or 1.1%.

### Average Price of Single Houses Sold, Fourth Quarter, 2008



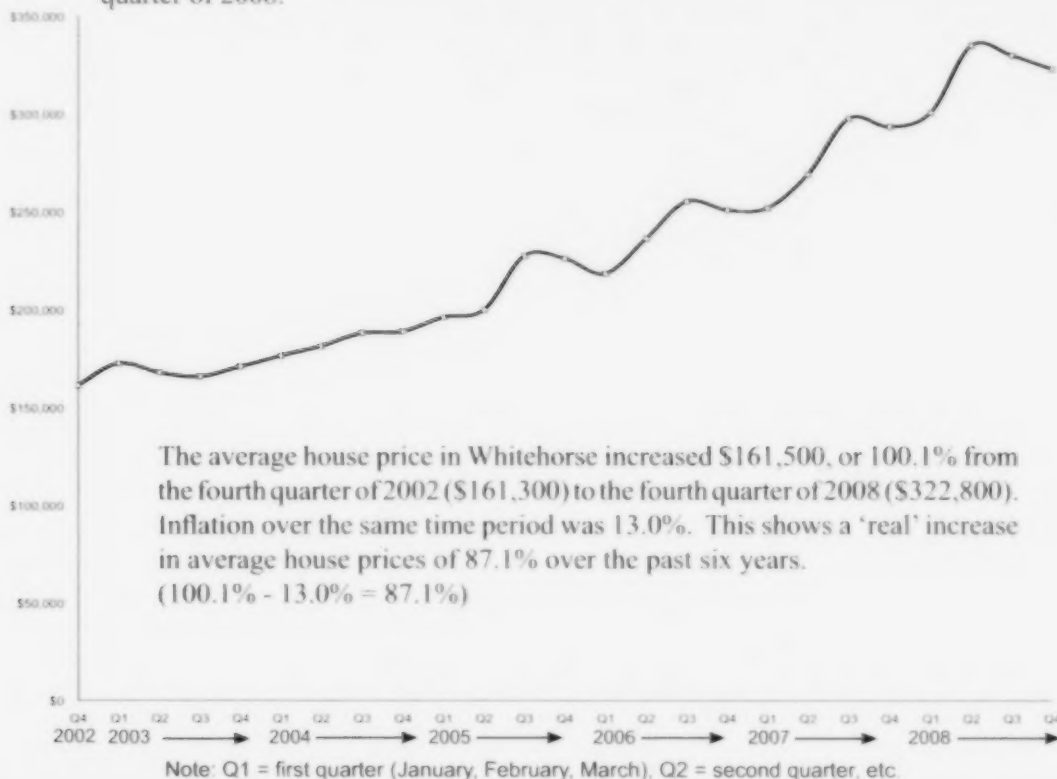
<sup>1</sup> Other includes house sales in Hillcrest, Crestview, Valleyview and Marwell.

<sup>2</sup> Includes Logan.

<sup>3</sup> Country Residential includes Wolf Creek, Pineridge, Mary Lake, MacPherson, Hidden Valley etc.

## 4 Average Single House Prices in Whitehorse

- The chart below shows average single house prices (does not include duplexes, condos or mobile homes) in Whitehorse, from the fourth quarter of 2002 to the fourth quarter of 2008.



The Bureau of Statistics first undertook the Yukon Real Estate Survey in 1977. The survey is a census of all real estate transactions occurring anywhere in the Yukon, with the exception of 'not-at-arm's-length' transactions ('not-at-arm's-length' transactions are those that do not reflect open market values). All single and multiple-residential property transactions, as well as commercial and industrial property sales, are included. The survey is divided into four parts: (1) Value of real estate transactions; (2) Type of real estate transactions in Whitehorse; (3) Value, number and average price of house sales in Whitehorse and (4) Average house prices in Whitehorse over the past six years.





